HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Trois-Rivières CMA

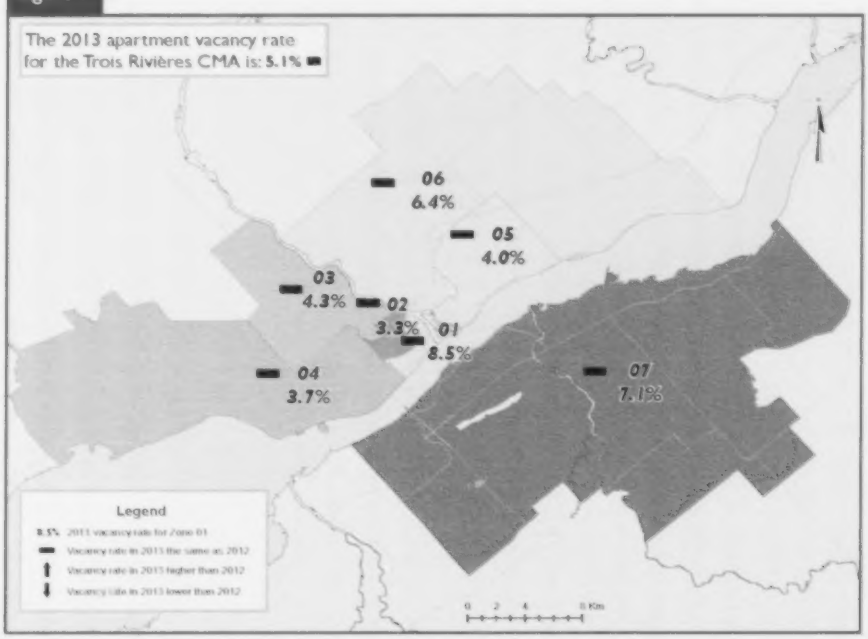
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2013

Highlights

- Rental market conditions remained stable in the Trois-Rivières census metropolitan area (CMA), as the vacancy rate there reached 5.1 per cent this past fall.
- The Downtown and Bécancour zones had the highest proportions of vacant units, at 8.5 per cent and 7.1 per cent, respectively.
- Between October 2012 and October 2013, the estimated change[1] in the average rent for two-bedroom apartments was 1.1 per cent. The average rent for units of this type reached $555 this past fall.

Figure 1



[1] It should be noted that CMHC uses a measure that estimates the change in rents charged in existing structures. This measure therefore excludes the impact of new structures and conversions added to the universe between surveys. The estimated percentage change in the average rent is a measure of the market movement and is based on those structures that were common to the survey sample for both years.

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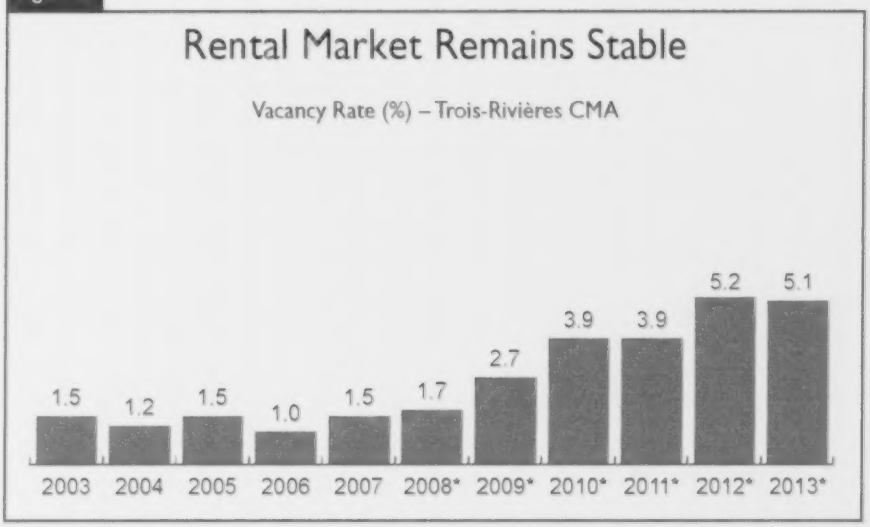
Rental market remains stable in Trois-Rivières

The rental market remained stable in the Trois-Rivières CMA this year. According to the Rental Market Survey conducted in October by Canada Mortgage and Housing Corporation (CMHC), the vacancy rate reached 5.1 per cent.

In the fall of 2013, some 883 units were vacant out of a total stock of 17,312 apartments contained in privately initiated buildings with three or more housing units. Market conditions in the CMA have eased since 2009. In fact, the vacancy rate has risen, reaching 5.1 per cent this year, after having stood below the 2-per-cent mark five years earlier, in 2008. That same year, there were only about 275 unoccupied units in the CMA (out of a total surveyed of some 16,000 units).

Figure 2



Source: CMHC (October survey)
* Retirement homes were withdrawn from the universe.

Trois-Rivières rental market stability in October 2013 attributable to weaker demand and less abundant supply of new units

A weaker demand, combined with a less abundant supply of new units allowed market conditions to remain stable this year. On the demand side, the economic conditions were less favourable to rental housing demand this year in the CMA. In fact, the job market situation, which remains relatively difficult, did not support demand. The cumulative effect of several years of decreases in employment in the area was therefore felt. This trend has been prevailing since the beginning of the year, among both the young (aged 15 to 24) and the less young (aged 25 to 44). However, the stable net migration and the more moderate movement to homeownership limited the decline in the demand for rental housing.

On the supply side, rental housing construction slowed down. The number of new units added to the rental housing stock went from about 390 between the 2011 and 2012 surveys to around 180 between the 2012 and 2013 surveys. Supply therefore adjusted to demand, as both declined at equivalent rates, and market conditions consequently remained stable.

Two-bedroom units post the lowest vacancy rate

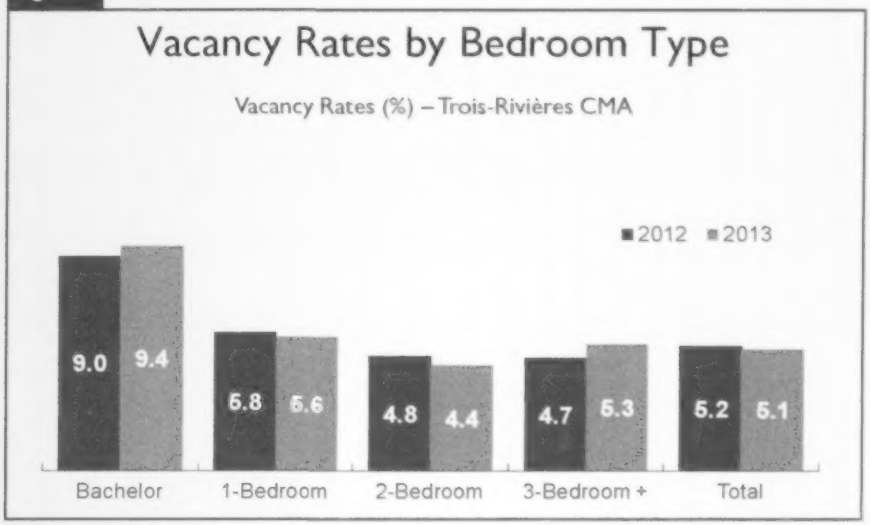
Like the overall vacancy rate, the proportions of unoccupied units remained stable (with no statistically significant change having been noted) for all apartment sizes. As in recent years, two-bedroom units had the lowest vacancy rate (4.4 per cent), followed by apartments with three or more bedrooms (5.3 per cent), one-bedroom units (5.6 per cent) and, lastly, bachelor units (9.4 per cent). Two-bedroom apartments are generally more popular among renters, given the possibilities that they offer: sharing accommodations, setting up a home office, etc. As a result, two-bedroom apartments generally have the lowest proportion of unoccupied units, even when market conditions are softer.

Market stability extends to all zones

The stability[2] observed across the CMA was apparent in all zones. Despite this stability, the Downtown and Bécancour zones continued to post the highest proportions of unoccupied units, as they have over the years, with their vacancy rates reaching 8.5 per cent and 7.1 per cent, respectively, in October

[2] No statistically significant vacancy rate changes were noted in any of the geographic sectors between the 2012 and 2013 surveys.

Figure 3



Source: CMHC (October survey)

Newer units find takers despite higher rents

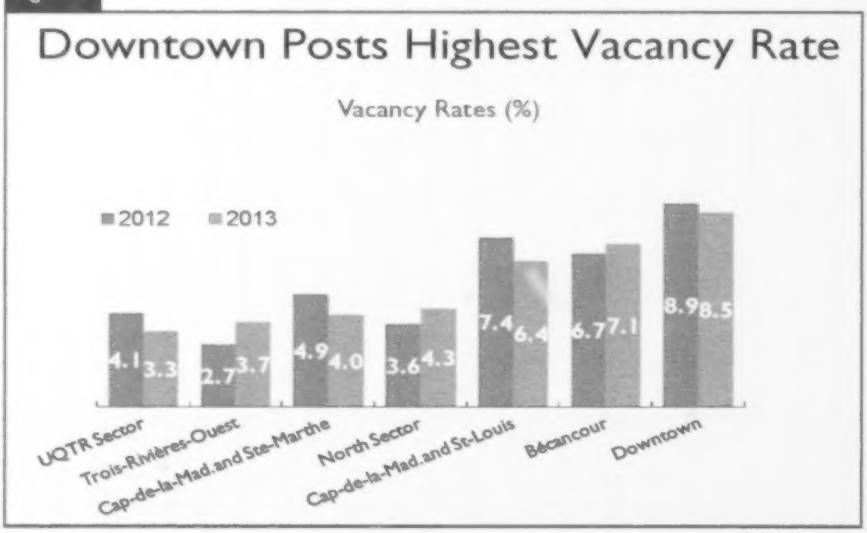
An analysis of the vacancy rates by year of construction of the buildings revealed that the proportion of unoccupied units was lower in the case of newer structures. Given the higher rents in this category, this result suggests that renters do not hesitate to pay more to live in a newer unit. Conversely, it can be noted that the vacancy rates were higher for apartments contained in structures built before 1990. The rate was particularly high in the case of apartments built before 1960 (7.4 per cent).

Apartments built since 2000 registered not only the lowest vacancy rate (2.3 per cent this year, compared to 3.9 per cent in 2012) but also the greatest vacancy rate decrease. It should be pointed out that the low average rents in the CMA, which are already among the lowest in the country, are an incentive for renters

2013. In the first case, this is due to the composition of the rental housing stock. In fact, the units in the Downtown zone are older than those in the rest of the CMA, and many of them have not benefited from renovations over the years. In the second case, a combination of two factors accounts for this larger proportion of unoccupied units: the geographic situation of the Bécancour zone (farther away from the centre, on the south shore) and the more difficult job market conditions.

Conversely, the Université du Québec à Trois-Rivières (UQTR) sector and Trois-Rivières-Ouest were the zones with the lowest proportions of vacant units in the CMA, at 3.3 per cent and 3.7 per cent, respectively. The UQTR sector, with its central location, remains popular among renters, particularly students. In fact, the upward trend in student enrolment continued this year, stimulating demand for housing in this zone. In the Trois-Rivières-Ouest zone, market conditions stayed tighter, despite an abundant supply of new units, which often command higher rents. These dwellings are likely meeting the needs of a specific client group, such as young retirees.

Figure 4

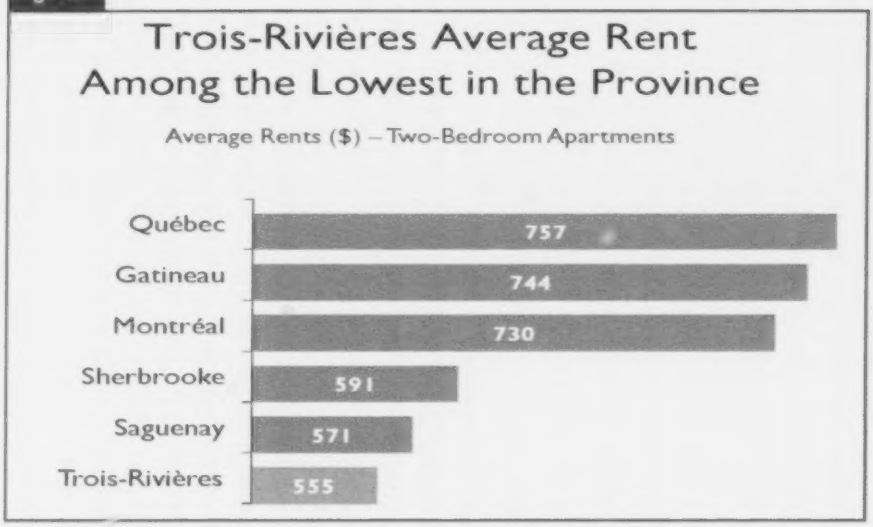


Source: CMHC (October survey)

to opt for newer units. In fact, the monthly premium to live in a newer apartment (built since 2000) is about $125 (compared to the rents for units built during the 1990s).

Given the strong pace of rental housing construction in the CMA in recent years, the tighter market conditions observed for these units suggest that demand for such housing remains significant. In fact, some of these new dwellings target a specific client group: young retirees. These clients, which include people coming back to live in the area, do not always want to bear the burden of responsibilities that must be assumed by homeowners (or condominium owners) and therefore choose to rent.

Figure 5



Source: CMHC

Availability rate remains stable

Just like the vacancy rate, the availability rate remained stable in the Trois-Rivières CMA, reaching 5.4 per cent in October 2013. This indicator, which takes into account not only vacant units but also units for which the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease, gives a broader idea of the short-term supply of unoccupied units.

As was the case for the vacancy rates, the Bécancour and Downtown zones had the highest availability rates (at 8.4 per cent and 8.5 per cent, respectively) and the UQTR sector and Trois-Rivières-Ouest had the lowest availability rates (3.7 per cent and 4.1 per cent, respectively).

Rent increases

The stable market conditions were also reflected in the rents, for which the increase was relatively unchanged from last year. Between October 2012 and October 2013, the estimated change in the average rent of two-bedroom apartments in existing structures was 1.1 per cent. This increase was similar to the rise registered between October 2011 and October 2012 (+0.9 per cent).

The average two-bedroom apartment rents varied significantly depending on the sectors, ranging from $464 (Downtown) to $602 (North). The Downtown zone has the lowest average rent; the older buildings there (more than 60 years old, on average) make this the most affordable sector in the CMA. Conversely, Trois-Rivières-Ouest and the North sector, which have seen significant rental housing construction in recent years, not surprisingly had the highest average rents (at $594 and $602, respectively). Since the rents for new units are higher, they pushed up the average rent levels in these zones.

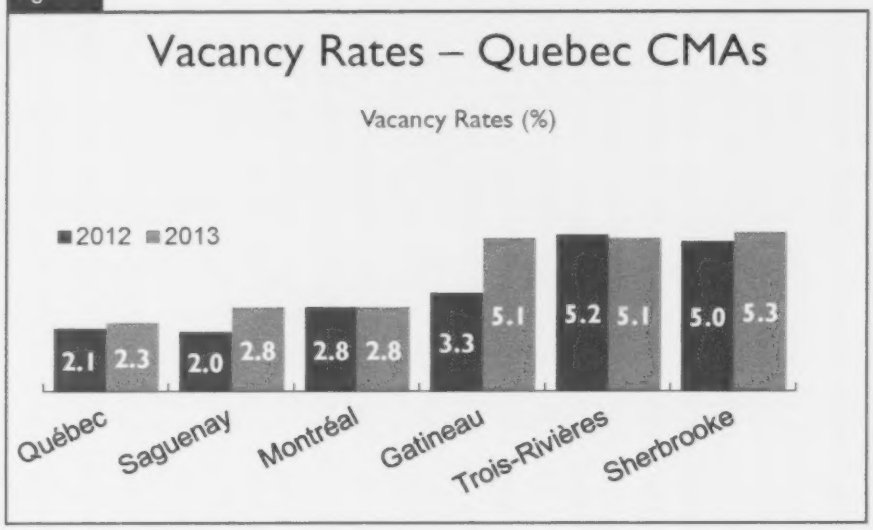
In October 2013, the average rents reached $367 for bachelor apartments and $439 for one-bedroom units while, for larger dwellings, the averages were $555 in the case of two-bedroom apartments and $607 for units with three or more bedrooms.

Across Quebec

Market conditions generally remained stable in Quebec's major urban centres, except in the Québec, Gatineau and Saguenay metropolitan areas, where the vacancy rates registered increases. The vacancy rates in the Sherbrooke, Trois-Rivières and Gatineau metropolitan areas, which reached 5.3 per cent, 5.1 per cent and 5.1 per cent, respectively, were among the highest in the province.

Conversely, the Québec, Saguenay and Montréal CMAs posted the lowest proportions of vacant units, at 2.3 per cent, 2.8 per cent and 2.8 per cent, respectively, making them the tightest markets. For all census agglomerations (CAs) with 50,000 to 99,999 inhabitants, the average vacancy rate attained 4.4 per cent. Overall, the stable regional markets came with relatively unchanged average rent increases.

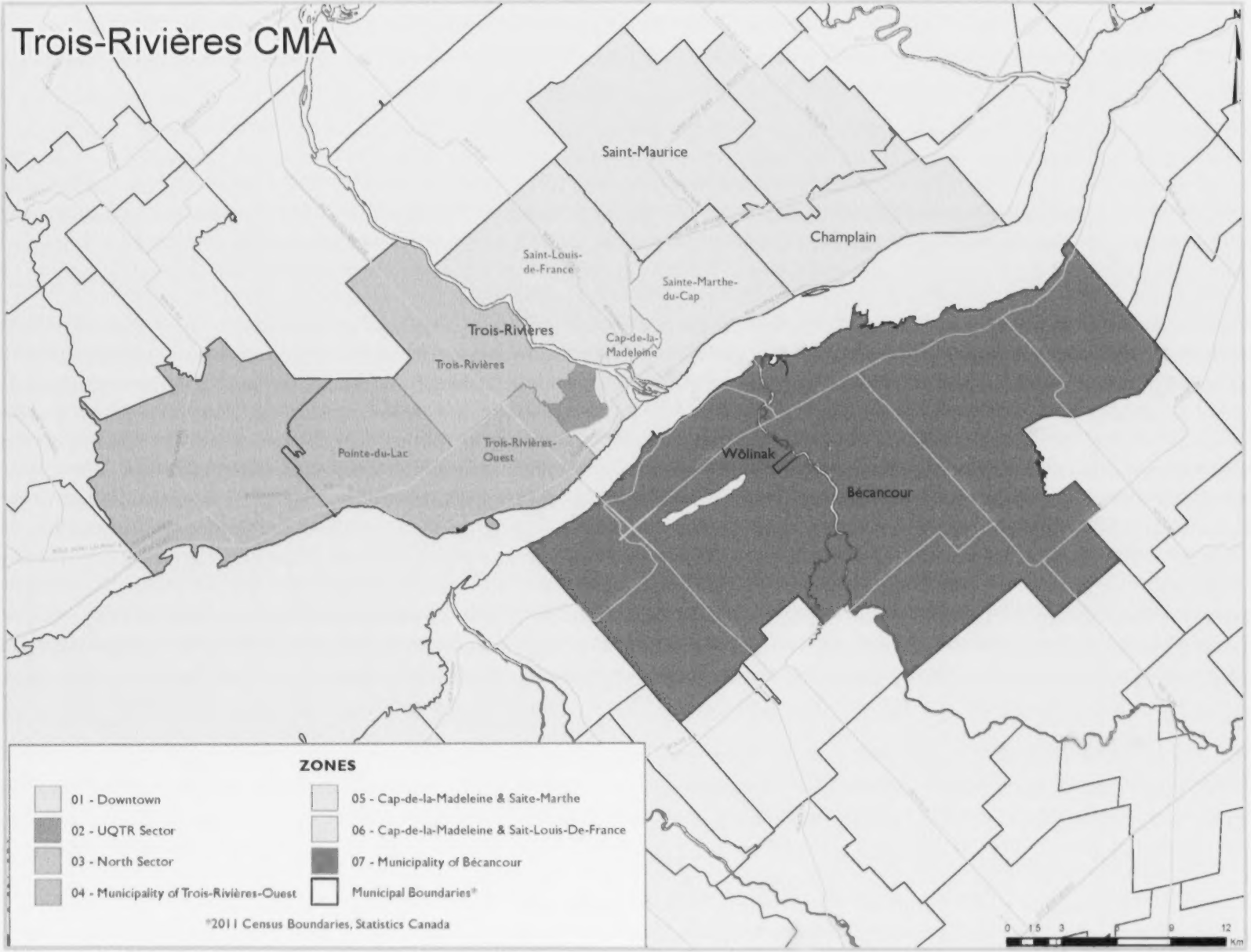
Figure 6



Source: CMHC (October survey)

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2012	Oct. 2013
Abbotsford	4.2	3.2
Barrie	2.0	3.0
Brantford	3.5	2.9
Calgary	1.3	1.0
Edmonton	1.7	1.4
Gatineau	3.3	5.1
Greater Sudbury	2.7	3.4
Guelph	1.4	1.9
Halifax	3.0	3.2
Hamilton	3.5	3.4
Kelowna	4.0	1.8
Kingston	1.7	2.3
Kitchener-Cambridge-Waterloo	2.6	2.9
London	3.9	3.3
Moncton	6.7	9.1
Montréal	2.8	2.8
Oshawa	2.1	2.1
Ottawa	2.5	2.9
Peterborough	2.7	4.8
Québec	2.0	2.3
Regina	1.0	1.8
Saguenay	2.0	2.8
Saint John	9.7	11.4
Saskatoon	2.6	2.7
Sherbrooke	5.0	5.3
St. Catharines-Niagara	4.0	4.1
St. John's	2.8	3.2
Thunder Bay	1.1	2.6
Toronto	1.7	1.6
Trois-Rivières	5.2	5.1
Vancouver	1.8	1.7
Victoria	2.7	2.8
Windsor	7.3	5.9
Winnipeg	1.7	2.5
Total	**2.6**	**2.7**


Trois-Rivières CMA
Saint-Maurice
Champlain
Saint-Louis-de-France
Sainte-Marthe-du-Cap
Trois-Rivières
Cap-de-la-Madeleine
Trois-Rivières
Pointe-du-Lac
Trois-Rivières-Ouest
Wôlinak
Bécancour
N
ZONES
01 - Downtown
02 - UQTR Sector
03 - North Sector
04 - Municipality of Trois-Rivières-Ouest
05 - Cap-de-la-Madeleine & Saite-Marthe
06 - Cap-de-la-Madeleine & Sait-Louis-De-France
07 - Municipality of Bécancour
Municipal Boundaries*
*2011 Census Boundaries, Statistics Canada
0 1.5 3 6 9 12
Km

RMS ZONE DESCRIPTIONS - TROIS-RIVIÈRES CMA	
Zone 1	**Downtown**
Zone 2	**UQTR Sector**
Zone 3	**North Sector**
Zones 1-3	**City of Trois-Rivières**
Zone 4	**Municipality of Trois-Rivières-Ouest**
Zone 5	**Cap-de-la-Madeleine and Ste-Marthe**
Zone 6	**Cap-de-la-Madeleine and St-Louis-de-France**
Zone 5-6	**Cap-de-la-Madeleine**
Zone 7	**Municipality of Bécancour**
Zones 1-7	**Trois-Rivières CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Trois-Rivieres CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Downtown	14.3	**	8.9	10.0	8.9	**	**	4.4	8.9	8.5
Zone 2 - UQTR Sector	**	1.2	4.3	3.2	4.0	2.8	4.8	5.5	4.1	3.3
Zone 3 - North Sector	**	**	3.8	3.5	2.5	3.3	4.7	**	3.6	4.3
Former Trois-Rivières City (Zones 1-3)	8.4	**	5.9	6.1	5.1	4.6	5.1	5.5	5.6	5.5
Zone 4 - Trois-Rivières-Ouest	**	**	3.2	4.1	2.2	3.1	2.9	**	2.7	3.7
Zone 5 - Cap-de-la-Mad & Ste-Marthe	**	0.0	5.3	4.7	5.0	4.4	**	**	4.9	4.0
Zone 6 - Cap-de-la-Mad & St-Louis	**	**	**	4.5	**	**	**	**	7.4	6.4
Cap-de-la-Madeleine (Zones 5-6)	**	**	7.1	4.6	6.3	5.3	5.4	**	6.4	5.4
Zone 7 - Bécancour	**	**	**	15.2	**	3.2	3.9	**	6.7	7.1
Trois-Rivières CMA	**9.0**	**9.4**	**5.8**	**5.6**	**4.8**	**4.4**	**4.7**	**5.3**	**5.2**	**5.1**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Trois-Rivieres CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Downtown	370	350	399	393	478	464	545	547	450	443
Zone 2 - UQTR Sector	388	389	468	472	552	565	649	662	530	541
Zone 3 - North Sector	352	359	468	472	590	602	604	608	557	569
Former Trois-Rivières City (Zones 1-3)	375	368	440	440	544	547	603	608	512	517
Zone 4 - Trois-Rivières-Ouest	417	385	453	455	588	594	636	627	567	568
Zone 5 - Cap-de-la-Mad & Ste-Marthe	344	359	435	432	522	534	634	645	510	524
Zone 6 - Cap-de-la-Mad & St-Louis	353	338	433	426	533	533	587	574	524	519
Cap-de-la-Madeleine (Zones 5-6)	347	346	434	429	528	533	602	594	518	521
Zone 7 - Bécancour	**	303	383	391	556	557	562	556	524	518
Trois-Rivières CMA	**374**	**367**	**440**	**439**	**550**	**555**	**609**	**607**	**526**	**529**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Trois-Rivieres CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Downtown	200	206	973	986	1,172	1,181	455	453	2,800	2,826
Zone 2 - UQTR Sector	247	232	797	796	1,027	1,032	469	467	2,540	2,527
Zone 3 - North Sector	65	64	708	704	1,343	1,332	747	755	2,863	2,855
Former Trois-Rivières City (Zones 1-3)	512	502	2,478	2,486	3,542	3,545	1,671	1,675	8,203	8,208
Zone 4 - Trois-Rivières-Ouest	35	37	766	764	1,944	2,025	868	881	3,613	3,707
Zone 5 - Cap-de-la-Mad & Ste-Marthe	64	59	560	559	1,085	1,087	400	403	2,109	2,108
Zone 6 - Cap-de-la-Mad & St-Louis	36	36	582	570	1,397	1,405	781	777	2,796	2,788
Cap-de-la-Madeleine (Zones 5-6)	100	95	1,142	1,129	2,482	2,492	1,181	1,180	4,905	4,896
Zone 7 - Bécancour	10	9	84	85	282	282	121	125	497	501
Trois-Rivières CMA	**657**	**643**	**4,470**	**4,464**	**8,250**	**8,344**	**3,841**	**3,861**	**17,218**	**17,312**

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** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Trois-Rivieres CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Downtown	14.3	**	8.9	10.0	8.9	**	**	4.4	8.9	8.5
Zone 2 - UQTR Sector	**	1.6	4.6	3.7	4.0	3.1	4.8	5.7	4.2	3.7
Zone 3 - North Sector	**	**	4.0	4.0	2.5	3.7	4.7	**	3.6	4.6
Former Trois-Rivières City (Zones 1-3)	8.4	**	6.1	6.4	5.1	4.8	5.1	5.6	5.6	5.7
Zone 4 - Trois-Rivières-Ouest	**	**	3.2	5.4	3.0	3.5	3.0	**	3.1	4.1
Zone 5 - Cap-de-la-Mad & Ste-Marthe	**	0.0	6.4	4.7	5.2	5.0	**	**	5.4	4.3
Zone 6 - Cap-de-la-Mad & St-Louis	**	**	**	5.2	**	**	**	**	7.5	6.5
Cap-de-la-Madeleine (Zones 5-6)	**	**	7.7	4.9	6.4	5.5	5.4	**	6.6	5.6
Zone 7 - Bécancour	**	**	**	16.7	**	4.9	3.9	**	6.7	8.4
Trois-Rivières CMA	**9.0**	**9.6**	**6.1**	**6.1**	**5.1**	**4.7**	**4.7**	**5.3**	**5.4**	**5.4**

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- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Trois-Rivieres CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1 - Downtown	++	++	-5.5	++	++	++	3.7	++	-2.5	++
Zone 2 - UQTR Sector	**	**	-3.6	2.9	++	2.8	**	1.8	**	**
Zone 3 - North Sector	**	**	-2.4	1.2	**	++	1.7	++	-1.0	++
Former Trois-Rivières City (Zones 1-3)	**	**	-3.6	1.5	-1.0	1.3	**	++	-1.8	++
Zone 4 - Trois-Rivières-Ouest	**	**	++	2.1	++	++	++	++	++	0.9
Zone 5 - Cap-de-la-Mad & Ste-Marthe	**	**	1.7	++	1.7	++	++	++	1.8	**
Zone 6 - Cap-de-la-Mad & St-Louis	++	++	-3.0	++	**	**	++	++	-2.2	++
Cap-de-la-Madeleine (Zones 5-6)	++	++	++	++	++	1.2	++	++	++	1.3
Zone 7 - Bécancour	**	**	**	4.5	++	++	**	++	**	++
Trois-Rivières CMA	**	++	-2.4	1.7	++	1.1	++	++	-1.1	0.8

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Trois-Rivieres CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Trois-Rivières CMA										
Pre 1960	**	**	9.9	**	**	**	**	4.1	9.1	7.4
1960 - 1974	**	**	6.4	4.9	5.5	3.0	7.4	**	6.4	5.1
1975 - 1989	8.5	5.2	3.9	6.1	4.1	4.7	3.9	6.1	4.2	5.4
1990 - 1999	**	**	3.0	**	4.7	**	**	**	3.7	3.9
2000+	**	**	**	**	3.2	1.3	**	4.8	3.9	2.3
Total	9.0	9.4	5.8	5.6	4.8	4.4	4.7	5.3	5.2	5.1

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Trois-Rivieres CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Trois-Rivières CMA										
Pre 1960	367	347	381	373	442	444	526	542	429	431
1960 - 1974	357	367	434	439	521	527	599	589	497	501
1975 - 1989	393	384	442	443	513	520	589	581	509	512
1990 - 1999	**	**	456	474	579	574	603	638	555	563
2000+	**	**	548	545	698	710	765	741	682	691
Total	374	367	440	439	550	555	609	607	526	529

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Trois-Rivieres CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Trois-Rivières CMA										
3 to 5 Units	**	**	**	5.6	3.6	4.0	3.0	**	4.4	4.7
6 to 19 Units	12.0	**	5.7	6.2	5.6	4.8	5.3	5.5	5.7	5.4
20 to 49 Units	6.6	8.7	4.7	4.6	4.3	3.9	4.3	7.9	4.6	5.2
50 to 99 Units	**	**	**	**	**	**	**	**	**	**
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	9.0	9.4	5.8	5.6	4.8	4.4	4.7	5.3	5.2	5.1

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Trois-Rivieres CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Trois-Rivières CMA										
3 to 5 Units	367	358	391	397	593	603	628	621	550	557
6 to 19 Units	351	357	433	429	511	516	582	585	501	506
20 to 49 Units	391	358	492	479	582	571	659	642	549	533
50 to 99 Units	**	**	**	**	**	**	**	**	**	**
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	374	367	440	439	550	555	609	607	526	529

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Trois-Rivieres CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Downtown	9.7	**	8.7	8.1	5.9	10.0	-	-	-	-
Zone 2 - UQTR Sector	**	**	3.4	3.6	4.9	3.3	**	**	**	**
Zone 3 - North Sector	1.5	**	4.8	4.2	3.9	6.3	**	**	-	-
Former Trois-Rivières City (Zones 1-3)	6.3	**	5.7	5.3	4.6	5.7	**	**	**	**
Zone 4 - Trois-Rivières-Ouest	**	**	3.1	3.6	3.2	1.2	-	-	-	-
Zone 5 - Cap-de-la-Mad & Ste-Marthe	**	**	5.8	4.8	2.3	**	**	**	-	-
Zone 6 - Cap-de-la-Mad & St-Louis	**	**	8.5	7.2	9.8	11.3	-	-	-	-
Cap-de-la-Madeleine (Zones 5-6)	3.3	2.9	7.6	6.4	5.9	5.8	**	**	-	-
Zone 7 - Bécancour	**	2.6	6.4	10.0	-	-	-	-	-	-
Trois-Rivières CMA	**4.4**	**4.7**	**5.7**	**5.4**	**4.6**	**5.2**	**	**	**	**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Trois-Rivieres CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Trois-Rivières CMA										
LT $400	8.3	13.7	6.8	**	**	**	**	**	7.3	9.0
$400 - $449	**	**	7.5	7.2	**	**	0.0	0.0	6.7	6.4
$450 - $499	**	2.9	4.6	6.5	5.0	3.1	**	**	5.3	4.8
$500 - $549	**	**	5.8	0.6	3.1	5.9	3.6	4.8	3.9	4.5
$550 - $599	**	**	**	**	6.8	7.0	5.4	**	6.1	7.1
$600+	**	**	7.3	1.2	3.5	2.9	5.2	4.3	4.4	3.3
Total	9.0	9.4	5.8	5.6	4.8	4.4	4.7	5.3	5.2	5.1

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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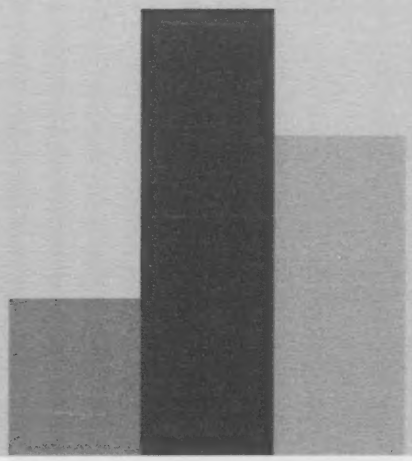

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- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
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